

PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR
SEDONA MASTER COMMUNITY, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: Sedona
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Sedona Master Community, Inc.
4. Recording Data for Association: See Below:
5. Recording Data for Declaration and any amendments:

Certificate of Formation of Sedona Master Community, Inc. is filed under Doc No. 801098990

Bylaws of Sedona Master Community, Inc. is filed under Doc No. 20090160887

- Agreement Regarding Restrictive Covenants [Sedona], recorded as Document No. 20060260995, Official Public Records of Bexar County, Texas.
- Sedona - Master Covenant, recorded as Document No. 20060253160, Official Public Records of Bexar County, Texas.
- First Amendment to Sedona Master Covenant, recorded as Document No. 20060253160, Official Public Records of Bexar County, Texas.
- Second Amendment to Sedona Master Covenant, recorded as Document No. 20150245325, Official Public Records of Bexar County, Texas.
- Sedona Notice of Applicability, recorded as Document No. 20090131943, Official Public Records of Bexar County, Texas.
- Sedona Unit No. 1 Development Area Declaration, recorded as Document No. 20090131944, Official Public Records of Bexar County, Texas.
- Supplemental and Amended Development Area Declaration, recorded as Document No. 20100023376, Official Public Records of Bexar County, Texas.
- Second Amendment to Sedona Unit No. 1 Development Area Declaration, recorded as Document No. 20140104726, Official Public Records of Bexar County, Texas.
- Appointment of Sedona Reviewer (Newmark/Lennar Property), recorded as Document No. 20070108440, Official Public Records of Bexar County, Texas.

- Assignment of Declarant's Rights Sedona - Master Covenant, recorded as Document No. 20140104502, Official Public Records of Bexar County, Texas.
- Assignment of Declarant's Rights Sedona - Development Area Declaration, recorded as Document No. 20140104503, Official Public Records of Bexar County, Texas.
- Notice of Withdrawal Sedona, recorded on as Document No. 20140104891, Official Public Records of Bexar County, Texas.
- Sedona Master Covenant Community, Inc. – Termination of Supplemental Notice of Dedicatory Instrument for Sedona Master Covenant Community, Inc., recorded as Document No. 20150149723, Official Public Records of Bexar County, Texas.
- Shared Common Areas and Amenities and Cost Sharing Agreement, recorded as Document No. 20150223288, Official Public Records of Bexar County, Texas.
- Sedona Community Manual, recorded as Document No. 20150245326, Official Public Records of Bexar County, Texas.
- Sedona Adoption of the Sedona Reviewer Fee recorded as Document No. 20160064116, Official Public Records of Bexar County, Texas.
- Sedona Declarant Appointment of Director, recorded as Document No. 20170030628, Official Public Records of Bexar County, Texas.

Certificate of Formation of Sedona Master Community, Inc., filed March 17, 2009.2.
Sedona Appointment of Directors [Schertz 1518, Ltd.], recorded as Document No. 20090113826, Official Public Records of Bexar County, Texas.

Sedona Community Manual, recorded as Document No. 20150245326, Official Public Records of Bexar County, Texas.

Management Certificate of Sedona Master Community, Inc., recorded as Document No. 20160064117, Official Public Records of Bexar County, Texas.

Deed Without Warranty, recorded as Document No. 20160208062, Official Public Records of Bexar County, Texas.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Unanimous Consent of Directors in Lieu of a Special Meeting of the Board of Directors, executed June 9, 2016 filed under Doc No. 20130221834

Sedona Master Community, Inc. Declarant Removal and Appointment of Director and Officer is filed under Doc No. 20180038325

Sedona Master Community, Inc. Instrument to Record Dedicatory Instruments are filed under Doc No. LT1-81-20090160887-1

The below Sedona Master Community, Inc. Resolutions, Policies and Guidelines are filed under Document No. 20180186162.

- Billing Policy and Payment Plan Guidelines
- Records Retention Policy

- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Working Capital Fee - \$150.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 29th day of October, 2021.

Sedona Master Community, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

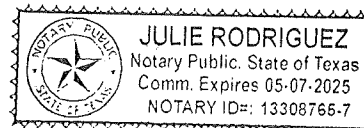
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 29
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Sedona Master Community, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas



After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210309468
Recorded Date: November 04, 2021
Recorded Time: 12:48 PM
Total Pages: 5
Total Fees: \$38.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 12:48 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk